

FORMER ASSISTED LIVING FACILITY | 401 W MOSS ST | EASTLAND, TX



28 ROOM - 56 BED, FORMER ASSISTED LIVING FACILITY

- 16,188 sf +/- in two buildings situated on approximately 1.08 acres
- Located in a 2018 **DESIGNATED TAX CUT OPPORTUNITY ZONE**
- 1.2 miles from Eastland Municipal Airport
- Property is generally sound structurally and mechanically but will need some modest repairs and cosmetic work
- Furniture, fixtures and equipment to convey with sale

PRICED TO SELL AT \$250,000



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BRIAN SCOTT, CCIM

President

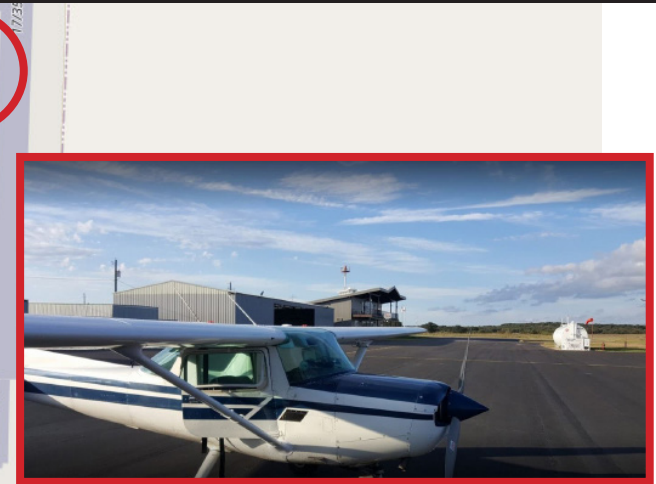
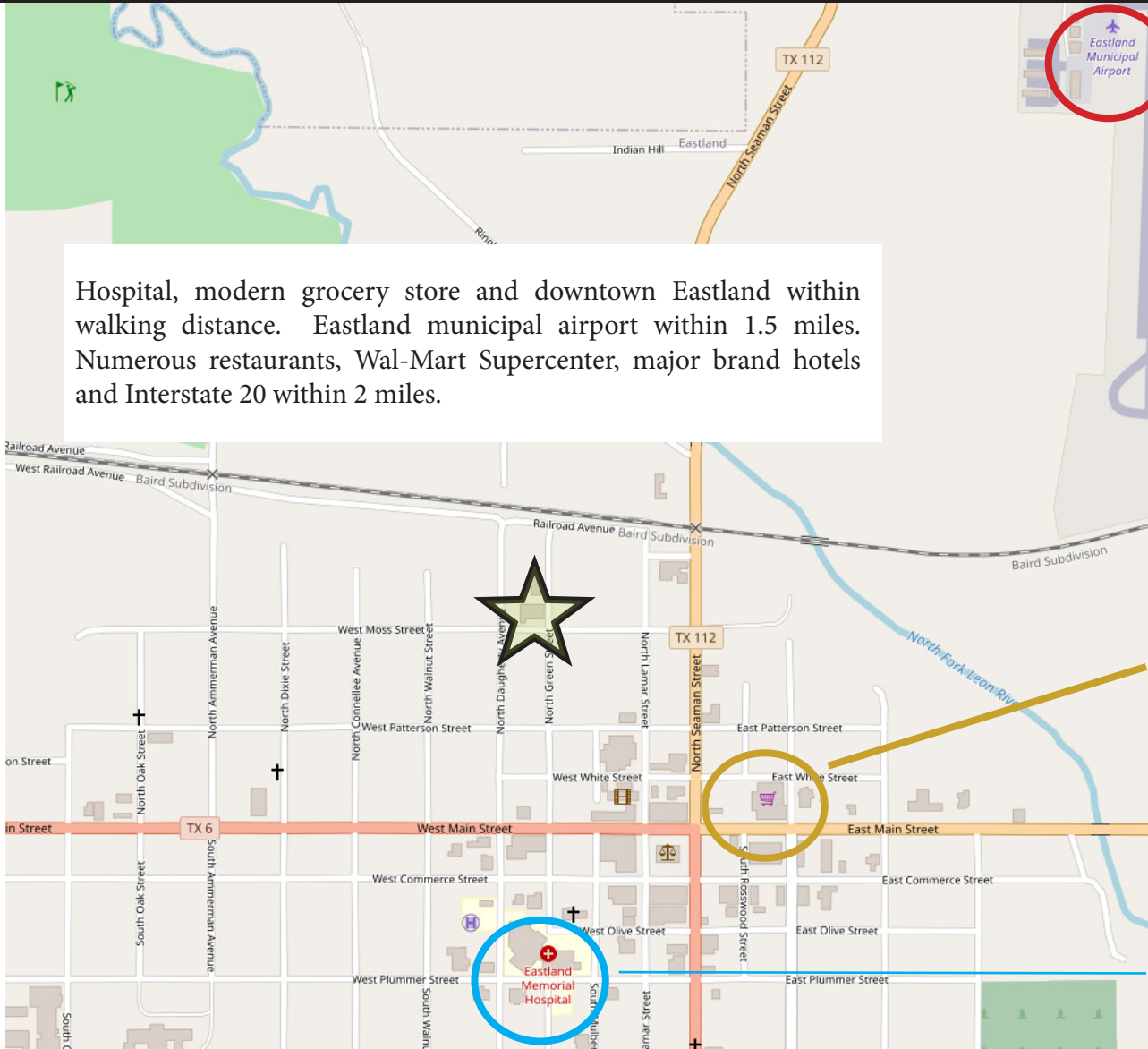
817-721-6009 cell

214-975-3890 direct

bscott@landmk.com

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Hospital, modern grocery store and downtown Eastland within walking distance. Eastland municipal airport within 1.5 miles. Numerous restaurants, Wal-Mart Supercenter, major brand hotels and Interstate 20 within 2 miles.



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HOW DO OPPORTUNITY ZONES WORK, WHO CAN CLAIM THE INCENTIVES, AND WHAT PROJECTS CAN THEY SUPPORT?

The Tax Cuts and Jobs Act included a new federal incentive—Opportunity Zones—meant to spur investment in undercapitalized communities. Any corporation or individual with capital gains can qualify. The program provides three tax benefits for investing unrealized capital gains in Opportunity Zones:

- Temporary deferral of taxes on previously earned capital gains. Investors can place existing assets with accumulated capital gains into Opportunity Funds. Those existing capital gains are not taxed until the end of 2026 or when the asset is disposed of.
- Basis step-up of previously earned capital gains invested. For capital gains placed in Opportunity Funds for at least 5 years, investors' basis on the original investment increases by 10 percent. If invested for at least 7 years, investors' basis on the original investment increases by 15 percent.
- Permanent exclusion of taxable income on new gains. For investments held for at least 10 years, investors pay no taxes on any capital gains produced through their investment in Opportunity Funds (the investment vehicle that invests in Opportunity Zones).

[For information on investing in an opportunity zone, click here.](#)



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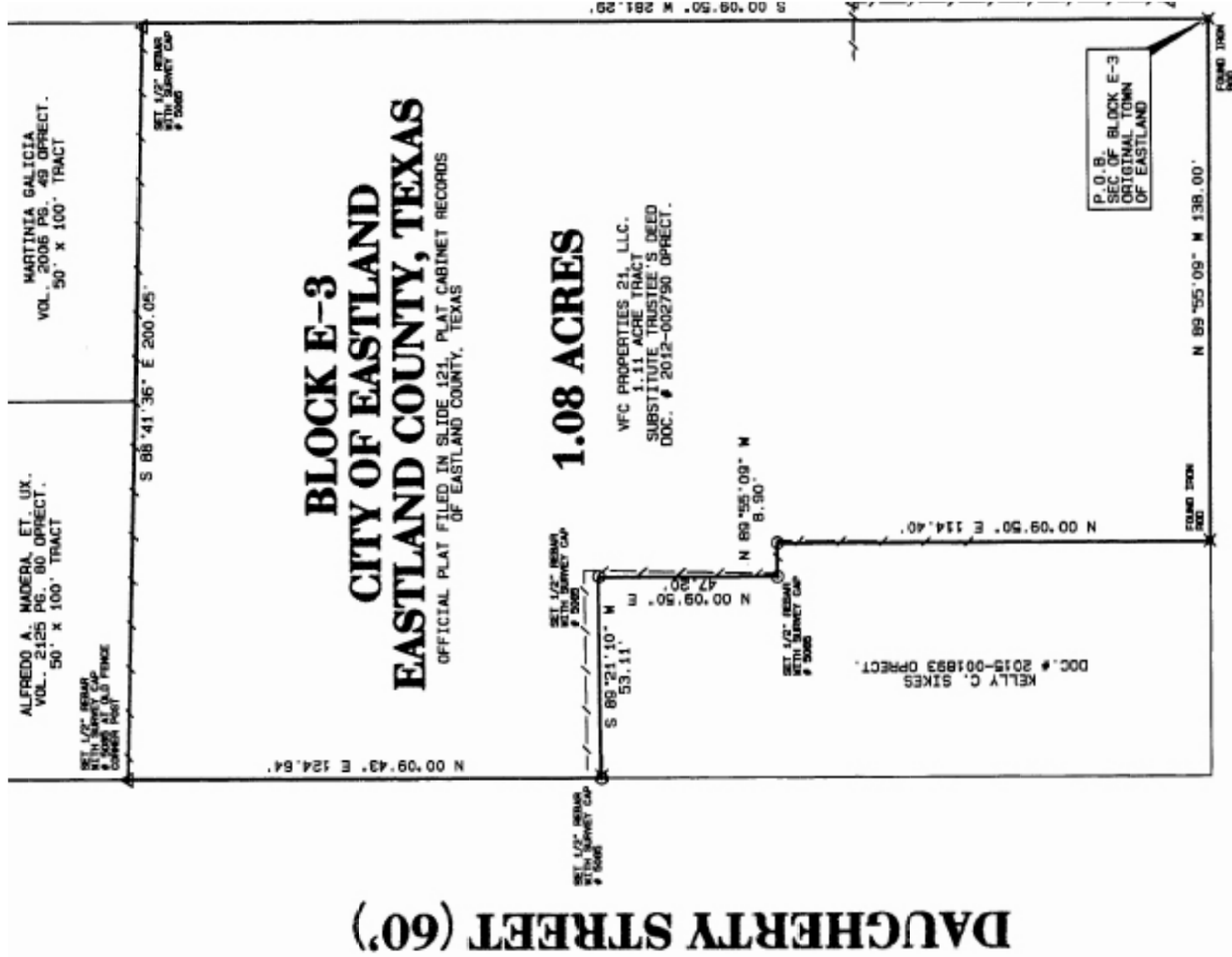
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All furniture, fixtures and equipment convey with property

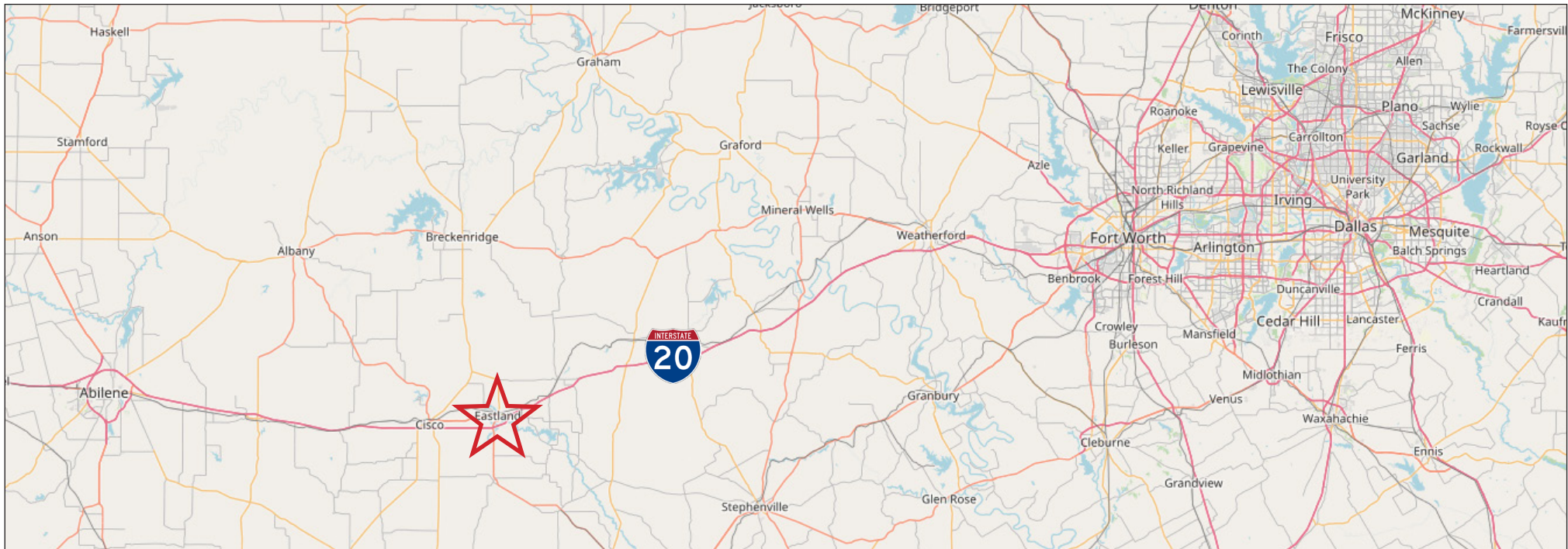


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Eastland, Texas is located on Interstate 20 and is about 80 miles west of the Dallas/Fort Worth Metroplex, home to over 6 million residents. Parker County, (county seat Weatherford is shown on the map) is closer than DFW and is home to over 140,000 residents with a population growth of nearly 4% per year.

The city of Eastland is also about 45 miles of Abilene, Texas (see map) which is home to roughly 123,000 residents, 138,000 in that county.

The city of Eastland is part of Eastland County, population around 18,300.



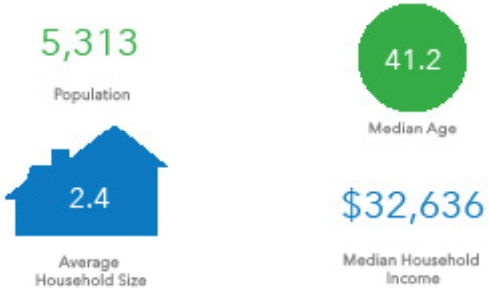
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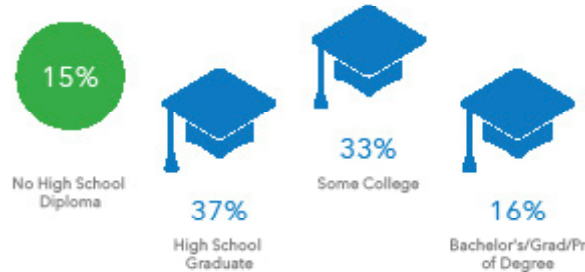
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KEY FACTS



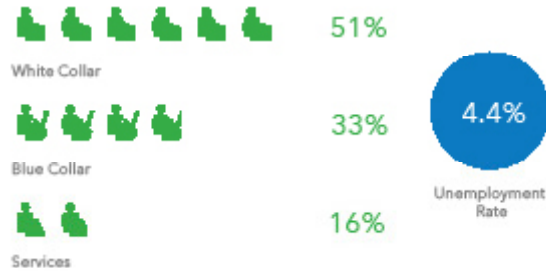
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



Households By Income

The largest group: \$15,000 - \$24,999 (28.2%)
The smallest group: \$150,000 - \$199,999 (3.1%)

Indicator	Value	Difference
<\$15,000	14.2%	-3.3%
\$15,000 - \$24,999	28.2%	+8.5%
\$25,000 - \$34,999	9.4%	-3.4%
\$35,000 - \$49,999	17.4%	+0.9%
\$50,000 - \$74,999	14.5%	-2.0%
\$75,000 - \$99,999	4.6%	-0.3%
\$100,000 - \$149,999	4.4%	-1.9%
\$150,000 - \$199,999	3.1%	-0.3%
\$200,000+	4.2%	+1.7%

Bars show deviation from Eastland County

2020 Demographics - 15 minute radius

The property is zoned single family residential and will require a specific use permit again to operate as a business. An assisted living permit was very recently approved for this property, but each occupant will need to seek a new permit.

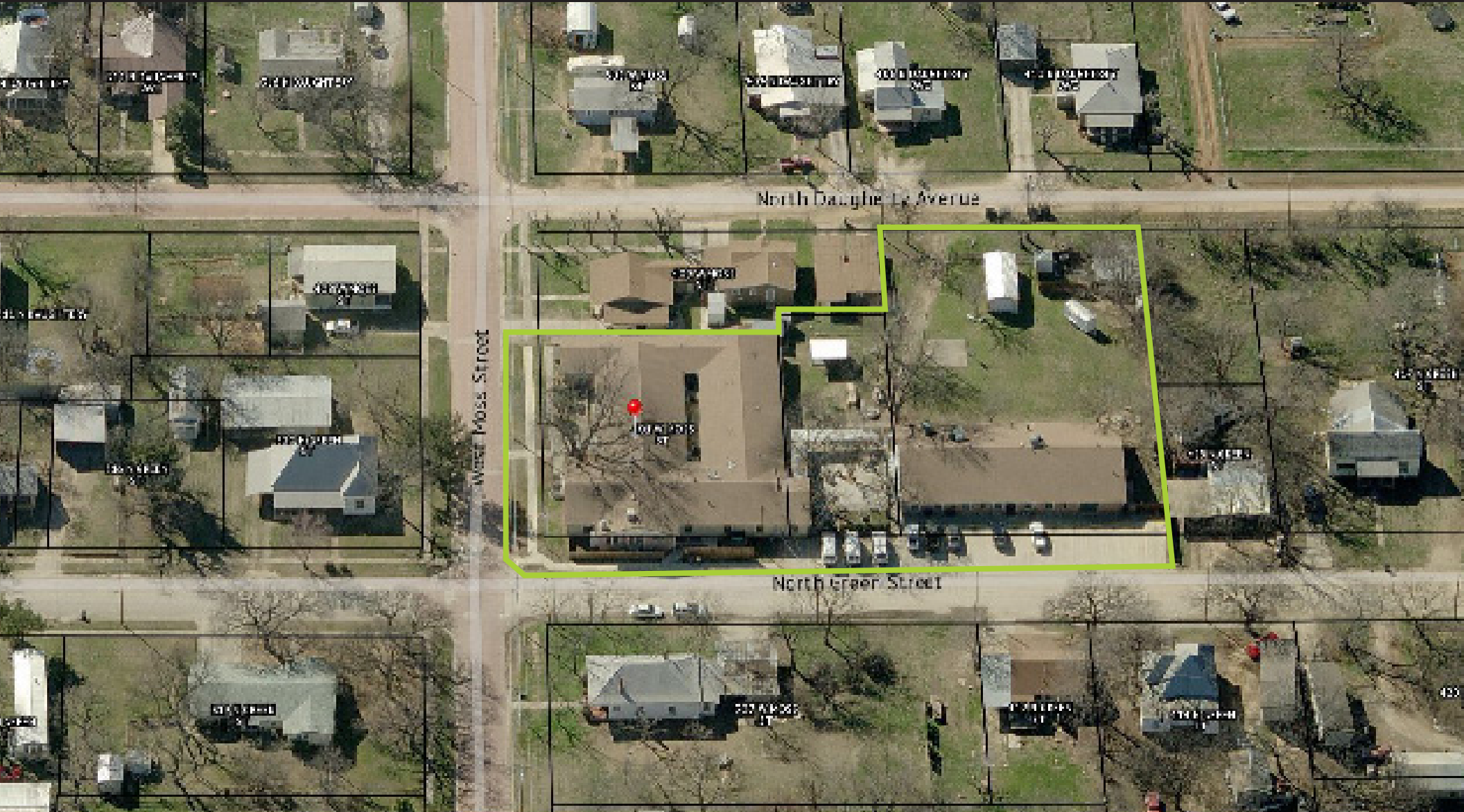


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Brian Scott, CCIM, is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelors Degree in Industrial Engineering degree from Texas Tech University.



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